

Margaret A. Scribner

022800

TRANSFER
TAX
PAID

of 306 Water Street, Skowhegan, ME 04976
for consideration paid,

grant to John P. Donato

of 101 Hemlock Terrace, Augusta, ME 04330

with WARRANTY COVENANTS, the land in Waterville, Kennebec County,
State of Maine, bounded and described as follows:

32-64-9

SEE EXHIBIT A ATTACHED HERETO
AND MADE A PART HEREOF

Y-10578

Witness my hand and seal this 1st day of September, 2000.

Rachel C Mahaney

Margaret A. Scribner
Margaret A. Scribner

THE STATE OF MAINE Kennebec ss.

September 1, 2000

Then personally appeared the above named Margaret A. Scribner and
acknowledged the foregoing instrument to be her free act and deed,

Before me,

Rachel C Mahaney
Notary Public

Print Name: Rachel C. Mahaney

My Commission Expires: 06/21/04

mail to:
John Donato ②
101 Hemlock Terrace
Augusta Me 04330

BK 6292 PG 312

EXHIBIT A

32-64-9

The Unit known and designated as Unit 204 in RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Day and Rohman, Architects/Engineers, entitled "Ridgewood Forest Townhouse Condominiums", dated May 18, 1984 and filed in the Kennebec County Registry of Deeds, in Plan File #E-85011. Specific reference is made to the RIDGEWOOD FOREST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated January 31, 1985 and is recorded in said Registry of Deeds, in Book 2769, Page 33, and the same is incorporated by reference herein. Together with the First Amendment to this Declaration dated February 18, 1986 and recorded in said Registry of Deeds in Book 2914, Page 265. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium), as Exhibit D to the Declaration are recorded in said Registry in Plan Files #E-85012, #E-85013, #E-85014, #E-85015, #E-85016 and #E-85017. Together with a revised Plan dated January 17, 1986 and recorded in said Registry in Plan File #E-86020.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

For source of title; reference may be had to deed from Warren E. Lancaster and Sylvia S. Lancaster to Margaret A. Scribner dated August 29, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3019 at Page 319.

RECEIVED KENNEBEC SS.

2000 SEP -6 AM 10:38

ATTEST: *Theresa B. Mann*
REGISTER OF DEEDS